

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,**

scheduled for Wednesday, August 30, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, August 25, 2023, at 4:05 P.M.

Addenda were posted on Monday, August 28, 2023, at 2:02 P.M. and Tuesday, August 29, 2023, at 2:48 P.M.

**CALL TO ORDER**

Chair Patrick called the meeting to order at 5:11 P.M.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	8	
	Absent:	1	

**STAFF PRESENT**

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Elizabeth Tankard, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Regular Meeting held at 4:00 PM on July 26, 2023. [CC 8/30/23] 23-727-1
- b. Minutes of Regular Meeting held at 5:00 PM on July 26, 2023. [CC 8/30/23] 23-727-2

Councilor Lakin moved to approve 1.a – 1.b. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

Councilor Decter Wright left the meeting at 5:12 P.M.

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. Teresa Knox – Appointment to the Tulsa Public Facilities Authority replacing Marcia MacLeod; term expires July 31, 2026. (CD-9) [UED 8/23/23; CC 8/30/23] 23-664-1

- b. Emily Hall – Reappointment to the Metropolitan Tulsa Transit Authority; term expires July 31, 2026. (Attended 54/70 meetings.) (CD-4) [PW 8/23/23; CC 8/30/23] 23-694-1
- c. Jim East – Appointment to the Metropolitan Tulsa Transit Authority replacing Ann Domin; term expires July 31, 2026. (CD-4) [PW 8/23/23; CC 8/30/23] 23-693-1
- d. Calvin Michael Moniz – Reappointment to the HUD Community Development Committee; term expires June 30, 2025. (CD-4) [UED 7/26/23; UED 8/23/23; CC 8/30/23] 23-605-2

Public Comments:  
John Huffines – 2.a – 2.d.  
Nancy Moran – 2.b.

Councilor Lakin moved to approve 2.a – 2.d. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

Councilor Decter Wright returned at 5:21 P.M.

**3. PUBLIC HEARINGS**

- a. **PULLED:** Public Hearing to receive written and oral comments from citizens regarding the proposed Ordinance closing a Public Way requested by Natalie Marra with Eller & Detrich, P.C., closing a portion of E. 5th Pl. S., situated between S. Owasso Ave. and S. Peoria Ave., located at 530 S. Peoria Ave., to accommodate the expansion of the new Indian Healthcare Resource Center. (CD-1) (Public Hearing: 8/30/23) [PW 8/30/23; CC 8/30/23; CC 9/13/23] 23-670-3

**4. MAYOR'S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.  
  
There was no report.  
  
4.k was voted on separately.
- b. Consideration and possible approval, or denial of a vote on Receipt of Official Certificates of Votes cast at the election held August 8, 2023, for Improve Our Tulsa 3. Tulsa City Charter, Article VI, Section 5, provides that election returns be "canvassed" by Council, by acknowledging receipt of certificates, and directing the certificates to be filed with the City Clerk. [CC 8/30/23] 23-699-1
- c. Consideration and possible approval, adoption, denial, amendment or revision of a donation from Tulsa FOP93 Health and Welfare Trust to the City of Tulsa for training and travel costs for Kathleen Underwood to attend the International Foundation of Employee Benefit Plans (IFEBP) - Trustee Master's Program and the Certificate of Achievement in Public Plan Policy-Health (CAPPP-Health)

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- program in Boston, MA on September 29-October 5, 2023, valued at six thousand, seven hundred twenty-five dollars (\$6,725.00). [CC 8/30/23] 23-700-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: September 2023 BOK Center Events scheduled for September 1-30, 2023, at 300 S. Denver Ave. (CD-1,4) [CC 8/30/23] 23-706-1
  - e. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: September ONEOK Field Events scheduled for September 1-30, 2023, at 201 N. Elgin Ave. (CD-1) [CC 8/30/23] 23-707-1
  - f. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: September 2023 Guthrie Green Events scheduled for September 1-30, 2023, at 111 E. Reconciliation Way. (CD-1) [CC 8/30/23] 23-708-1
  - g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for September 2, 9, 10, 16, 23, 30, 2023, at 1 S. Lewis Ave. (CD-4) [CC 8/30/23] 23-709-1
  - h. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Fire Department 9/11 Memorial Stair Climb scheduled for September 11, 2023, at 400 S. Main St. (CD-4) [CC 8/30/23] 23-710-1
  - i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Downtown Midweek Market scheduled for September 13, 20, 27, 2023, at Chapman Green, 600 S. Main St. (CD-4) [CC 8/30/23] 23-711-1
  - j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 2023 Komen Tulsa Race for the Cure scheduled for September 23, 2023, starting at 8330 S. Riverside Pkwy. (CD-2) [CC 8/30/23] 23-712-1
  - l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Paint War scheduled for September 6, 2023, at 200 S. Wheeling Ave. (CD-1) [CC 8/30/23] 23-714-1
  - m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Race for Victory scheduled for September 9, 2023, starting at 7700 S. Lewis Ave. (CD-2) [CC 8/30/23] 23-715-1
  - n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Sunny Dayz Mural Festival scheduled for September 9, 2023, starting at 1338 E. 3rd St. (CD-1) [CC 8/30/23] 23-716-1
  - o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: University of Tulsa Football Game scheduled for August 31, 2023, at 800 S. Harvard Ave. (CD-4) [CC 8/30/23] 23-717-1
  - p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Symphony Orchestra in the Park scheduled for September 1, 2023, at 100 N. Martin Luther King, Jr. Blvd. (CD-1) [CC 8/30/23] 23-718-1
  - q. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONE Rock scheduled for August 31, 2023, at 600 S. Boulder Ave. (Late request by submitting department) (CD-4) [CC 8/30/23]

Public Comments:  
John Huffines – 4.d, 4.f, 4.g, 4.l, 4.m.

Councilor Lakin moved to approve 4.b – 4.q, except 4.k. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 918 Food Festival scheduled for September 2, 2023, at 1600 S. Boston Ave. (CD-4) [CC 8/30/23] 23-713-1

Public Comments:  
John Huffines – 4.k.

Councilor Bellis moved to approve 4.k. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Abstain	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 7      Nays: 0      Absent: 1      Abstentions: 1

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7726 from RS-3 to RM-2 for property located at the NW/c of N. Santa Fe Ave. and W. Newton St. requested by Tim Waltherbach. (Property owner: S&P Realty, LLC) (CD-1) (TMAPC voted 8-0-1 to recommend **APPROVAL** of RM-2 zoning.) [UED 8/23/23; CC 8/30/23; CC 9/13/23] 23-688-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of Resolution No. 2894:1049 of the Tulsa Metropolitan Area Planning Commission, pursuant to Title 19, Oklahoma Statutes, Section 863.7; amending the Tulsa Comprehensive Plan by adopting an amendment (CPA-104) changing the land use designation from "Neighborhood" to "Multiple Use" on approximately .54 acres located south of the SE/c of S. Memorial Dr. and E. 23rd St. S. requested by Paloma Jonsson. (Property owner: Jose Luis Duran and Evangelina Ruiz) (CD-5) (TMAPC voted 6-3-0 to adopt the "Multiple Use" land use designation and recommend City Council **APPROVE** Resolution No. 2894:1049.) [UED 8/23/23; UED 8/30/23; CC 8/30/23] 23-689-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7725 from RS-3 to CS with an Optional Development

Plan for property located south of the SE/c of S. Memorial Dr. and E. 23rd St. S. requested by Paloma Jonsson. (Property owner: Jose Luis Duran and Evangelina Ruiz) (CD-5). (TMAPC voted 6-3-0 to recommend **APPROVAL** of CS zoning with an Optional Development Plan.) [UED 8/23/23; UED 8/30/23; CC 8/30/23; CC 9/13/23] 23-690-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7719 from RS-3 to RS-4 for multiple properties located in the Renaissance Neighborhood requested by Tulsa City Council. (Property owner: Multiple Owners) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-4 zoning.) [UED 8/23/23; CC 8/30/23; CC 9/13/23] 23-650-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application SA-6 to apply Neighborhood Character Overlay (NCO) zoning for multiple properties located within the Renaissance Neighborhood requested by Tulsa City Council. (Property owner: Multiple Owners) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of the proposed Neighborhood Character Overlay map amendment.) [UED 8/23/23; CC 8/30/23; CC 9/13/23] 23-651-2

Public Comments:  
Weydan Flax – 5.d, 5.e.

Councilor Lakin moved to approve 5.a – 5.e. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

**6. ORDINANCES - FIRST READING**

- a. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Public Way requested by Natalie Marra with Eller & Detrich, P.C., closing a portion of E. 5th Pl. S., situated between S. Owasso Ave. and S. Peoria Ave., located at 530 S. Peoria Ave., to accommodate the expansion of the new Indian Healthcare Resource Center. (CD-1) (Public Hearing: 8/30/23) [PW 8/30/23; CC 8/30/23; CC 9/13/23] 23-670-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance making the application of ordinances protecting individual human rights more consistent across various provisions of the Code of Ordinances; amending Tulsa Revised Ordinances, Title 5, Chapter 1 “Human Rights Commission”, Sections 100 “Declaration of Policy”, 101 “Definitions”, 104 “Discrimination in Housing Prohibited”, 105 “Discrimination in Public Accommodations Prohibited”, and 110 “Nondiscriminatory Employment Requirements for Persons who Contract with the City”; amending Title 11, Chapter 12 “Rights-Of-Way Occupancy Management”, Section 1220 “Cable and Open Video Systems Provisions”; amending Title 12, Chapter 7 “Tulsa Government Television”, Section 701 “TGOV Policies”; amending Title 25, Chapter 4 “Municipal Labor-Management Relations”, Section 401 “Definitions”. (**Emergency Clause**) (Patrick) [UED 8/30/23; CC 8/30/23; CC 9/13/23] 23-701-2

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Without objection, item 6.b was forwarded to the next Council meeting.

Councilor Miller left the meeting at 5:31 P.M. and returned at 5:33 P.M.

**7. ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7705 from AG to IM for property located south of the SE/c of Highway 169 and E. 56th St. N. requested by Nathan Cross. (Property owner: Greenhill Properties c/o Nathan Cross) (CD-3) (TMAPC voted 4-3-1 to recommend **APPROVAL** of IM zoning.) [UED 8/2/23; CC 8/23/23; CC 8/30/23] 23-610-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred ninety-four thousand, seven hundred thirty-four dollars (\$194,734.00). One hundred eighty-five thousand dollars (\$185,000.00) recognized from unappropriated fund balance, one thousand dollars (\$1,000.00) from revenues received from the Tulsa Community Foundation (TCF), and eight thousand, seven hundred thirty-four dollars (\$8,734.00) from revenues received from Insurance Reimbursement within the General Fund. [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-672-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two million, two hundred sixty-five thousand dollars (\$2,265,000.00) recognized from a transfer of revenue from the General Fund within the Facilities Maintenance Fund. (Facility Condition Assessment Projects) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-673-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer available appropriations of two hundred five thousand dollars (\$205,000.00) between departments within the General Fund. (FY 24 Salary Moves) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-674-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred sixty-six thousand, five hundred seventy-five dollars (\$166,575.00) from grant revenues to be received from the Oklahoma Highway Safety Office within the Traffic Enforcement SubFund. (2023 Oklahoma Highway Safety Office (OHSO) Traffic Enforcement Grant Award) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-675-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of eight thousand dollars (\$8,000.00) from grant revenues to be received from the Oklahoma Highway Safety Office SubFund and to transfer unencumbered and unexpended appropriation balances of one thousand dollars (\$1,000.00) between departments and account groups within the Traffic Enforcement SubFund. (2023 Oklahoma Highway Safety Office (OHSO) Traffic Enforcement Grant Award) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-676-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of twenty-five thousand, three hundred ninety dollars (\$25,390.00) from grant revenues to be received from the Oklahoma Highway Safety Office within the Tulsa Police Department Motorcycle Safety SubFund. (2023 Oklahoma Highway Safety Office (OHSO) TPD Motorcycle Safety Grant Award) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-677-2

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- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of five thousand dollars (\$5,000.00) from donation revenues received from the Tulsa Community Foundation within the General Government Non-Federal Grants SubFund. (Learning With a Wrench Program) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-678-2
  - i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two hundred thirty thousand dollars (\$230,000.00) from grant revenues received from the United States Treasury American Rescue Plan Act (ARPA) SubFund. (Day Center Kennel Facilities) (3H Task Force Initiative) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-679-2
  - j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one million dollars (\$1,000,000.00) from unassigned fund balance in the Pandemic Relief Recovery Fund. (21st Street Market) [UED 8/23/23; CC 8/23/23; CC 8/30/23] 23-680-2
  - k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Public Way requested by Ryan Fitzgerald, JKJ Realty Company, closing a section of a public way that is part of the Woodland Park Subdivision, located near 3898 N. Memorial Dr., to accommodate future sale and development of the property. (CD-3) [PW 8/23/23; CC 8/23/23; CC 8/30/23] 23-681-2
  - l. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 55, Tulsa Revised Ordinances, titled "Property Maintenance Code", enacting a new Chapter 11, titled "Residential Rental Occupancy Standards", stating the purpose and defining terms used, establishing the duties and authority of the Code Official, establishing minimum standards for the maintenance of residential rental dwelling units and properties. **(Emergency Clause)** (Cue, Bellis, Decter Wright, Lakin) (2023 Mayor/Council Retreat Priority) [PW 8/23/23; CC 8/23/23; CC 8/30/23] 23-696-2
  - m. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 55, Tulsa Revised Ordinances, titled "Property Maintenance Code"; amending Chapter 1, "General Rules of Property Maintenance"; amending Section 103, "Enforcement", amending Section 104, "Duties and Powers of the Code Official", Subsection 106.2, "Inspections", by adding a new Subsection 104.2.1, titled "Engagement of Professional Expertise"; amending Section 106, "Violations", Subsection 106.6, "Property Manager", regarding the requirement of a local contact person and adding a new Subsection 106.6.1 titled "Local Contact Person", detailing a contact person's responsibilities; amending Section 108, "Unsafe Structures and Equipment", Subsection 108.1, "General", by repealing a duplicate Subsection 108.1; amending Section 110, "Appeal" to clarify procedures for appeals, from an action of the code official, prescribing the hearing officer's authority, and adding procedures for appeals to the City Council; adding a new Section 111, titled "Administrative Equivalencies", to provide for relief from strict compliance with the code in extraordinary circumstances; amending definitions for "Code Official" and "Dwelling Unit" within Chapter 2, "General Principles and Interpretation", Section 201, "Definitions - General"; amending Chapter 3, "Structure and Premises Standards", Section 304, "Exterior Structure", Subsection 304.18, "Building Security", Subsection 304.18.1, titled "Doors" by repealing a duplicate subsection 304.18.1; amending Sections 802, 803, 804, 805, and 806 of Chapter 8, "Chronic Nuisance Properties". **(Emergency Clause)** (Cue, Bellis, Decter Wright, Lakin) (2023 Mayor/Council Retreat Priority) [PW 8/23/23; CC 8/23/23; CC 8/30/23] 23-697-2



Public Comments:  
James Alexander, Jr. – 7.i, 7.m.  
Rep. Melissa Provenzano – 7.l.  
Kathy Portley – 7.m.

There was Council discussion.

Councilor Lakin moved to approve 7.a – 7.m with the emergency clause on 7.l and 7.m. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**8. COUNCIL ITEMS**

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Patrick announced that there would be a cleanup event in the Dawson neighborhood on September 9, 2023.

Public Comments:  
John Huffines – 8.a.

Councilor Bellis left the meeting at 6:28 P.M.

- b. Consideration and possible approval or amendment of the FY 2023-2024 Vision for the Arts Program. [UED 8/30/23; CC 8/30/23] 23-726-2
- c. **ADDENDUM:** Consideration and possible approval of Council initiation of Zoning Code amendments to Corridor (CO) and abandonment of existing PUDs along the 71st Street commercial corridor, west of E. Memorial Dr. to S. Garnett Rd., to aide in the revitalization of the 71st Street Corridor. (Decter Wright, Lakin) (Former Mayor/Council Retreat Priority) [UED 8/30/23; CC 8/30/23]

Councilor Lakin moved to approve 8.b – 8.c. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Absent	Fowler	Yea
Miller	Yea		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

Councilor Bellis returned at 6:30 P.M.



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**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

- a. No items this week.

**11. HEARING OF PUBLIC COMMENTS**

- a. Jennifer Harmon – Ethics concerns – City Council policing its own complaints.  
[CC 8/30/23] 23-729-1

Jennifer Harmon addressed the Council.

- b. Ian Gates – Expanded Learning in Tulsa. [CC 8/30/23] 23-730-1

Ian Gates addressed the Council.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Patrick adjourned the meeting at 6:42 P.M.

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Crista Patrick, Chair of the Council

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Lori Doring, Secretary to the Council